

AN ORDINANCE 2006-06-29-0772

RELEASING APPROXIMATELY 3,258 ACRES OF PROPERTY DIRECTLY ADJACENT TO THE NORTH, EAST AND SOUTHWEST OF FAIR OAKS RANCH CITY LIMIT LINE FROM THE CITY OF SAN ANTONIO'S EXTRATERRITORIAL JURISDICTION (ETJ) AS REQUESTED BY THE CITY OF FAIR OAKS RANCH.

\* \* \* \* \*

**WHEREAS**, on March 23, 2006, the City of Fair Oaks Ranch requested that the City of San Antonio release approximately 3,258 acres from the City of San Antonio's ETJ; and

**WHEREAS**, the San Antonio Planning Commission has recommended that the request be granted; and

**WHEREAS**, City staff has reviewed the request and has recommended that the request be granted; **NOW THEREFORE**,

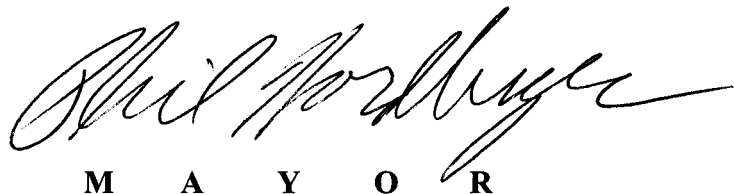
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The request submitted by the City of Fair Oaks Ranch that the City of San Antonio release approximately 3,258 acres of property from the Extraterritorial Jurisdiction ("ETJ") of the City of San Antonio is granted. The property (in four tracts) more particularly described at Exhibit A is hereby released from the ETJ of the City of San Antonio.

**SECTION 2.** The City Manager or her designee is hereby authorized to implement this ordinance by executing documents and taking other necessary actions.

**SECTION 3.** This ordinance shall be effective on the 9<sup>th</sup> Day of July, 2006

**PASSED AND APPROVED** this 29<sup>th</sup> day of June 2006.



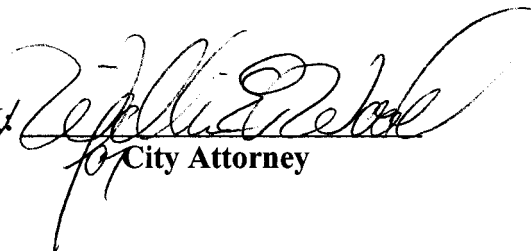
M A Y O R

**PHIL HARDBERGER**

ATTEST:

  
City Clerk

APPROVED AS TO FORM:

  
City Attorney

M & S

Exhibit A

Main Office  
P.O. Box 970  
Spring Branch, Texas 78070  
830-228-5446  
830-885-2170 FAX

Electrical



Engineering, Ltd.  
Engineers and Planners

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McQueeney Office  
P.O. Box 391  
McQueeney, Texas 78123  
830-560-3200  
830-560-3203 FAX

2,931.68 ACRE TRACT  
(127,704,051 Sq. Ft.)  
5CFO001ETJ.DWG

FN NO. 5CFO001  
SEPTEMBER 29, 2005  
JOB NO. 5CFO001

**FIELDNOTE DESCRIPTION OF CITY OF FAIR OAKS RANCH ETJ**

FOR A 2,931.68 ACRE TRACT SITUATED IN BEXAR, COMAL AND KENDALL COUNTIES, TEXAS; SAID 2,931.68 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING**, AT THE POINT OF INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF RALPH FAIR ROAD (F.M 3351) AND THE NORTHERLY RIGHT OF WAY OF DIETZ ELKHORN ROAD, MARKING THE MOST SOUTHERLY SOUTHWEST CORNER OF THIS TRACT;

**THENCE**, ALONG THE EASTERLY RIGHT OF WAY LINE OF RALPH FAIR ROAD THE FOLLOWING COURSES:

N 00°01'08" E, A DISTANCE OF 1,109.28 FEET TO A POINT;

NORTHERLY, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5,679.58 FEET, A CENTRAL ANGLE OF 2°32'45", AN ARC LENGTH OF 252.36 FEET AND A CHORD BEARING: N 01°17'30" E, 252.34 FEET, TO A POINT;

N 03°10'12" E, A DISTANCE OF 677.65 FEET TO A POINT;

NORTHERLY, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 5,779.58 FEET, A CENTRAL ANGLE OF 3°27'04", AN ARC LENGTH OF 348.12 FEET AND A CHORD BEARING: N 01°26'40" E, 348.07 FEET, TO A POINT;

N 00°16'52" W, A DISTANCE OF 1,709.24 FEET TO A POINT;

N 08°57'30" E, A DISTANCE OF 186.84 FEET TO A POINT;

N 00°16'52" W, A DISTANCE OF 908.95 FEET TO A POINT;

**EXHIBIT A**

S 77°50'08" E, A DISTANCE OF 30.72 FEET TO A POINT;  
N 00°16'52" W, A DISTANCE OF 588.66 FEET TO A POINT;  
N 11°35'28" W, A DISTANCE OF 101.98 FEET TO A POINT;

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N 00°16'52" W, A DISTANCE OF 924.30 FEET TO A POINT MARKING THE SOUTHWESTERLY CORNER OF A 239.48 ACRE TRACT RECORDED IN DOCUMENT NUMBER 200406002305 OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS;

N 00°16'52" W, A DISTANCE OF 1,414.87 FEET TO A POINT;

**THENCE**, N 04°05'29" W, DEPARTING THE EASTERLY RIGHT OF WAY LINE OF RALPH FAIR ROAD A DISTANCE OF 1,224.12 FEET TO A POINT MARKING THE MOST SOUTHWESTERLY CORNER OF THAT CERTAIN 149.00 ACRE TRACT, AS DESCRIBED IN DOCUMENT NUMBER 200506009884 OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS;

**THENCE**, N 00°06'25" E, A DISTANCE OF 5,393.24 FEET TO A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF AMMANN ROAD MARKING THE MOST NORTHEASTERLY CORNER OF FAIR OAKS RANCH KENDALL COUNTY UNIT 1 AS RECORDED IN VOLUME 1, PAGES 68-72 OF THE PLAT RECORDS OF KENDALL COUNTY, TEXAS;

**THENCE**, ALONG THE NORTHERLY BOUNDARY LINE OF SAID FAIR OAKS RANCH KENDALL COUNTY UNIT 1 THE FOLLOWING COURSES:

S 89°34'15" W, A DISTANCE OF 704.52 FEET TO A POINT;

N 88°03'22" W, A DISTANCE OF 90.95 FEET TO A POINT;

N 18°29'46" W, A DISTANCE OF 49.19 FEET TO A POINT;

N 89°37'41" W, A DISTANCE OF 2,768.94 FEET TO A POINT;

N 88°38'49" W, A DISTANCE OF 1,873.71 FEET TO A POINT;

N 24°02'30" W, A DISTANCE OF 125.08 FEET TO A POINT;

N 42°15'39" W, A DISTANCE OF 86.91 FEET TO A POINT;

N 89°07'10" W, AT A DISTANCE OF 100.00 FEET PASSING THE MOST NORTHWESTERLY CORNER OF SAID FAIR OAKS RANCH KENDALL COUNTY UNIT 1, IN ALL A TOTAL OF 426.52 FEET TO A POINT MARKING A SOUTHERLY CORNER OF THAT CERTAIN 63.00 ACRE TRACT AS DESCRIBED IN VOLUME 718, PAGE 233, DEED RECORDS OF KENDALL COUNTY, TEXAS;

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THENCE, N 51°48'02" W, A DISTANCE OF 241.56 FEET TO A POINT;

THENCE, N 16°38'31" E, A DISTANCE OF 162.77 FEET TO A POINT;

THENCE, N 00°21'51" E, A DISTANCE OF 758.25 FEET TO A POINT;

THENCE, N 00°21'29" E, A DISTANCE OF 626.59 FEET TO A POINT;

THENCE, N 04°07'33" W, A DISTANCE OF 560.65 FEET TO A POINT;

THENCE, N 04°14'05" W, A DISTANCE OF 1771.59 FEET TO A POINT MARKING THE MOST NORTHWESTERLY CORNER OF A 215.251 ACRE TRACT CONVEYED TO FAIRCO AND DESCRIBED IN VOLUME 138, PAGE 758 OF THE DEED RECORDS OF KENDALL COUNTY, TEXAS;

THENCE, S 88°13'33" E, ALONG THE NORTHERLY BOUNDARY LINE OF SAID FAIRCO TRACT, A DISTANCE OF 5,345.95 FEET TO A POINT IN THE WESTERLY RIGHT OF WAY LINE OF AMMANN ROAD;

THENCE, N 02°15'15" W, ALONG THE WESTERLY RIGHT OF WAY LINE OF AMMANN ROAD, A DISTANCE OF 440.38 FEET TO A POINT MARKING THE SOUTHEASTERLY CORNER OF A 10.011 ACRE TRACT AS DESCRIBED IN VOLUME 130, PAGE 189 OF THE DEED RECORDS OF KENDALL COUNTY, TEXAS;

THENCE, N 88°39'33" W, DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF AMMANN ROAD, A DISTANCE OF 600.00 FEET TO A POINT MARKING THE SOUTHWESTERLY CORNER OF SAID 10.011 ACRE TRACT;

THENCE, N 02°22'33" W, ALONG THE WESTERLY LINE OF SAID 10.011 ACRE TRACT AND ACROSS AMMANN ROAD, A DISTANCE OF 779.97 FEET TO A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF AMMANN ROAD;

THENCE, S 88°35'51" E, ALONG THE NORTHERLY RIGHT OF WAY LINE OF AMMANN ROAD A DISTANCE OF 660.57 FEET TO A POINT IN THE WESTERLY BOUNDARY LINE OF A 131.013 ACRE TRACT DESCRIBED IN VOLUME 113, PAGE 834 OF THE DEED RECORDS OF KENDALL COUNTY, TEXAS;

THENCE, ALONG THE WESTERLY AND NORTHERLY BOUNDARY LINE OF SAID 131.013 ACRE TRACT THE FOLLOWING COURSES:

N 52°21'21" W, A DISTANCE OF 6.38 FEET TO A POINT;

N 02°10'21" W, A DISTANCE OF 41.56 FEET TO A POINT;

S 88°02'21" E, A DISTANCE OF 419.52 FEET TO A POINT;

S 88°08'21" E, A DISTANCE OF 737.60 FEET TO A POINT;

**THENCE**, EASTERLY, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5,280.08 FEET, A CENTRAL ANGLE OF 87°56'38", AN ARC LENGTH OF 8,104.45 FEET AND A CHORD BEARING: S 43°57'12"E, 7,331.98 FEET, TO A POINT IN A LINE BEING APPROXIMATELY 1 MILE (5,280 FEET) WEST OF THE EXISTING CITY LIMITS OF FAIR OAKS RANCH AT THE POINT OF BEGINNING;

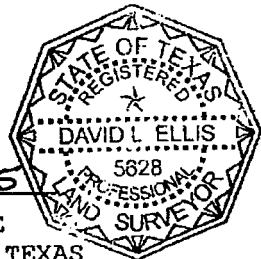
**THENCE**, S 00°01'08" W, A DISTANCE OF 14,948.21 FEET TO A POINT MARKING THE THEORETICAL EXTENSION OF THE NORTHERLY RIGHT OF WAY LINE OF DIETZ ELKHORN EASTERLY INTO CAMP BULLIS;

**THENCE**, N 89°36'52" W, LEAVING CAMP BULLIS AND ALONG THE NORTHERLY RIGHT OF WAY LINE OF DIETZ ELKHORN A DISTANCE OF 5280.11 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF 2,931.68 ACRES OF LAND, MORE OR LESS.

I, DAVID L. ELLIS, A REGISTERED PROFESSIONAL LAND SURVEYOR,  
~~DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS~~  
DETERMINED FROM A COMPILATION OF RECORD DATA TO THE BEST OF MY  
KNOWLEDGE AND ABILITY, AND IN NO WAY REPRESENTS AN ON THE GROUND  
SURVEY.

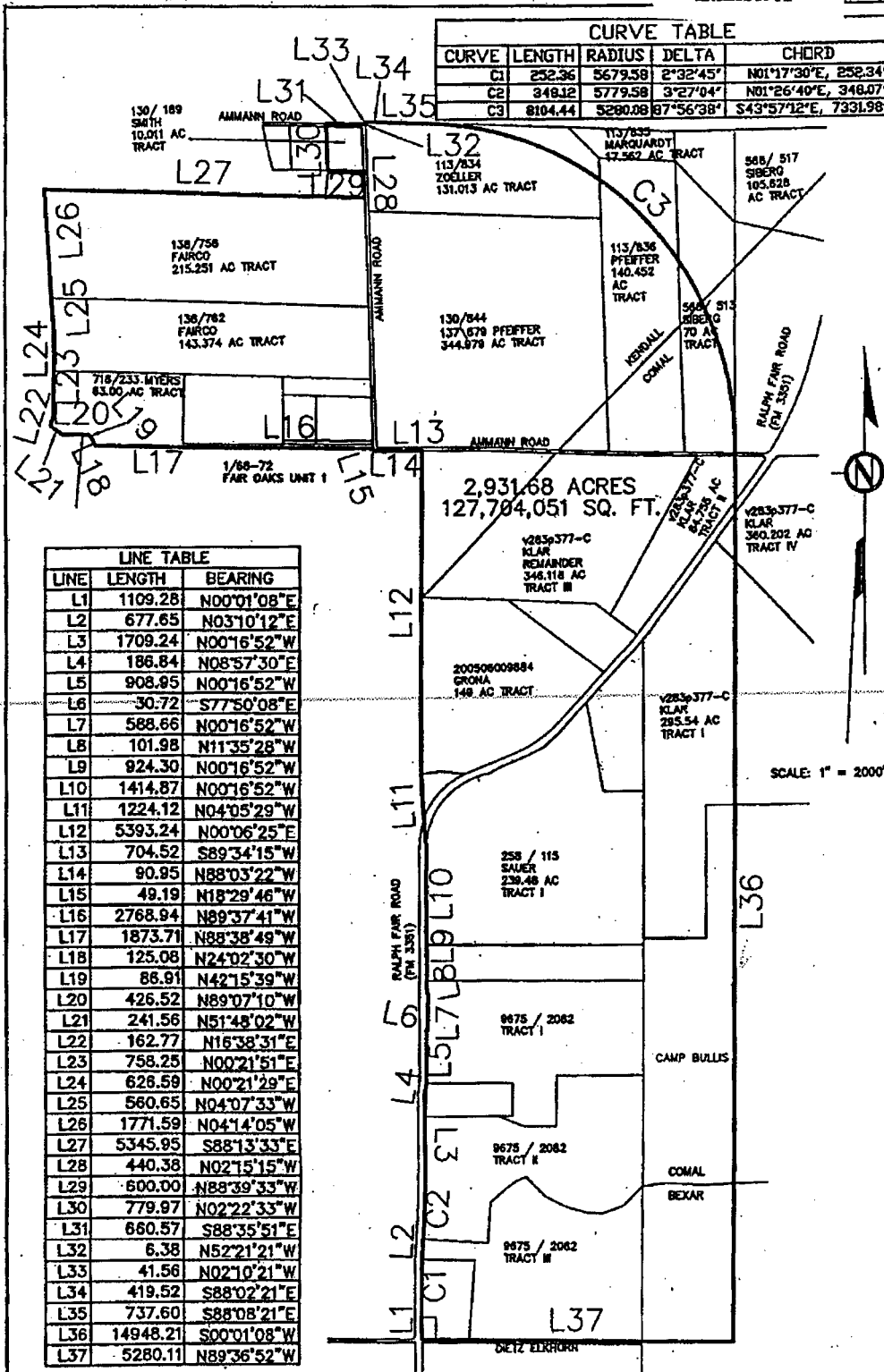
M&S ENGINEERING, LTD  
P.O. BOX 970  
SPRING BRANCH, TEXAS 78070


*David L. Ellis* 9/30/05  
DAVID L. ELLIS DATE  
R.P.L.S #5628 STATE OF TEXAS



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# Exhibit A



|                         |  |   |  |   |
|-------------------------|--|---|--|---|
| CITY OF FAIR OAKS RANCH | <b>MAIN OFFICE</b><br>P.O. BOX 970<br>SPRING BRANCH, TEXAS 78070<br>PHONE * (830) 228-5446<br>FAX * (830) 885-2170 | <b>M &amp; S</b><br><br><b>ENGINEERING, LTD.</b><br>ENGINEERS AND PLANNERS | <b>BRANCH OFFICE</b><br>P.O. BOX 391<br>McQUEENEY, TEXAS 78123<br>PHONE * (830) 560-3200<br>FAX * (830) 590-3203 | <b>EXHIBIT</b><br>SKETCH TO ACCOMPANY<br>FIELDNOTES FOR FAIR<br>OAKS RANCH ETJ,<br>BEXAR, COMAL, AND<br>KENDALL COUNTIES,<br>TEXAS. |
|                         | DATE: 9/29/05<br>DRAWN BY: DLE<br>FILE: I:\SURVEY\PROJECT\SCF0001ETJ   |   | FN NO. SCF0001<br>PROJECT No. SCF0001  |   |

M & S

Exhibit B

Main Office  
P.O. Box 970  
Spring Branch, Texas 78070  
830-228-5446  
830-885-2170 FAX

*Electrical*



*Civil*

Engineering, Ltd.  
Engineers and Planners

McQueeney Office  
P.O. Box 391  
McQueeney, Texas 78123  
830-560-3200  
830-560-3203 FAX

326.133 ACRES  
(14,206,348 Sq. Ft.)  
5CFO002ETJ.DWG

FN NO. 5CFO002-01  
JANUARY 3, 2006  
JOB NO. 5CFO002

**FIELDNOTE DESCRIPTION OF TRACT I OF III  
CITY OF FAIR OAKS RANCH ETJ**

FOR A 317.296 ACRE (13,821,403 SQ. FT.) TRACT SITUATED IN BEXAR COUNTY, TEXAS; SAID 317.296 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING**, AT THE CUTBACK RETURN AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF OLD FREDERICKSBURG ROAD AND THE SOUTHERLY RIGHT OF WAY OF DIETZ ELKHORN ROAD, MARKING THE MOST NORTHWESTERLY CORNER OF LOT 2, OLD FREDERICKSBURG ESTATES UNIT 1, RECORDED IN VOLUME 9526, PAGE 147, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND THIS TRACT;

**THENCE**, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF DIETZ ELKHORN ROAD THE FOLLOWING COURSES:

S 89°18'08" E, A DISTANCE OF 316.55 FEET TO A POINT;

S 89°24'39" E, A DISTANCE OF 738.90 FEET TO A POINT;

S 85°35'49" E, A DISTANCE OF 170.22 FEET TO A POINT;

S 85°59'43" E, A DISTANCE OF 25.21 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT;

NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 807.00 FEET, A CENTRAL ANGLE OF 13°51'05", AN ARC LENGTH OF 195.09 FEET AND A CHORD BEARING: N 84°32'00" E, 194.62 FEET, TO A POINT;

S 89°26'00" E, A DISTANCE OF 712.92 FEET TO A POINT;

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S 89°17'05" E, A DISTANCE OF 456.52 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT;

SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 807.00 FEET, A CENTRAL ANGLE OF 13°57'04", AN ARC LENGTH OF 196.50 FEET AND A CHORD BEARING: S 76°50'20" E, 196.01 FEET, TO A POINT;

N 86°54'20" E, A DISTANCE OF 195.65 FEET TO A POINT;

S 89°58'39" E, A DISTANCE OF 1,591.65 FEET TO A POINT;

S 89°42'42" E, A DISTANCE OF 454.09 FEET TO A POINT IN THE WESTERLY RIGHT OF WAY LINE OF NOLL ROAD;

N 54°07'47" W, ALONG THE WESTERLY RIGHT OF WAY LINE OF NOLL ROAD AND CONTINUEING ALONG THE SOUTHERLY RIGHT OF WAY LINE OF DIETZ ELKHORN ROAD, A DISTANCE OF 11.49 FEET TO A POINT;

S 89°17'05" E, CROSSING SAID NOLL ROAD, A DISTANCE OF 97.12 FEET TO A POINT;

N 28°30'14" W, A DISTANCE OF 31.95 FEET TO A POINT;

S 89°51'14" E, A DISTANCE OF 114.74 FEET TO A POINT MARKING THE NORTHWESTERLY CORNER OF LOT 326, FAIR OAKS RANCH BEXAR COUNTY UNIT 5 SUBDIVISION, RECORDED IN VOLUME 8100, PAGE 145, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS;

THENCE, ALONG THE COMMON BOUNDARY LINE OF THIS TRACT AND SAID FAIR OAKS RANCH BEXAR COUNTY UNIT 5 THE FOLLOWING COURSES:

S 28°44'38" E, A DISTANCE OF 455.80 FEET TO A POINT;

S 28°37'06" E, A DISTANCE OF 450.56 FEET TO A POINT;

S 60°28'32" W, A DISTANCE OF 134.54 FEET TO A POINT;

S 27°41'46" E, A DISTANCE OF 284.54 FEET TO A POINT;

S 60°36'49" W, A DISTANCE OF 764.89 FEET TO A POINT;

S 29°40'40" E, A DISTANCE OF 541.42 FEET TO A POINT IN THE NORTHERLY LINE OF FAIR OAKS RANCH BEXAR COUNTY UNIT 4 SUBDIVISION, RECORDED IN VOLUME 8000, PAGE 124, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS;

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**THENCE**, ALONG THE COMMON BOUNDARY LINE OF THIS TRACT AND SAID FAIR OAKS RANCH BEXAR COUNTY UNIT 4 THE FOLLOWING COURSES:

S 35°00'15" W, A DISTANCE OF 279.24 FEET TO A POINT;

S 34°56'15" E, A DISTANCE OF 378.67 FEET TO A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF FAIR OAKS PARKWAY MARKING THE SOUTHERLY CORNER OF LOT 241 SAID FAIR OAKS RANCH BEXAR COUNTY UNIT 4;

**THENCE**, ALONG THE NORTHERLY RIGHT OF WAY LINE OF FAIR OAKS PARKWAY THE FOLLOWING COURSES:

S 55°02'04" W, A DISTANCE OF 146.99 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT;

SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 2,623.52 FEET, A CENTRAL ANGLE OF 6°25'54", AN ARC LENGTH OF 294.50 FEET AND A CHORD BEARING: S 58°15'01" W, 294.35 FEET, TO A POINT;

S 61°27'58" W, A DISTANCE OF 162.75 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT;

SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1,771.85 FEET, A CENTRAL ANGLE OF 13°12'05", AN ARC LENGTH OF 408.25 FEET AND A CHORD BEARING: S 68°04'01" W, 407.35 FEET, TO A POINT MARKING THE SOUTHEASTERLY CORNER OF LOT 9, PFEIFFER RANCH SUBDIVISION, RECORDED IN VOLUME 8000, PAGE 123, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS;

**THENCE**, ALONG THE COMMON BOUNDARY LINE OF THIS TRACT AND SAID PFEIFFER RANCH THE FOLLOWING COURSES:

N 11°25'14" W, DEPARTING THE NORTHERLY RIGHT OF WAY LINE OF FAIR OAKS PARKWAY, A DISTANCE OF 420.41 FEET TO A POINT;

S 78°01'23" W, A DISTANCE OF 674.69 FEET TO A POINT;

S 65°13'27" W, A DISTANCE OF 286.36 FEET TO A POINT;

S 54°27'42" W, A DISTANCE OF 1,032.27 FEET TO A POINT;

S 63°26'30" W, A DISTANCE OF 48.34 FEET TO A POINT;

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S 29°01'27" E, A DISTANCE OF 434.91 FEET TO A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF FAIR OAKS PARKWAY BEING IN A CURVE TO THE RIGHT;

**THENCE**, ALONG THE NORTHERLY RIGHT OF WAY LINE OF FAIR OAKS PARKWAY THE FOLLOWING COURSES:

SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1,720.91 FEET, A CENTRAL ANGLE OF 8°48'07", AN ARC LENGTH OF 264.37 FEET AND A CHORD BEARING: S 65°22'36" W, 264.11 FEET, TO A POINT;

S 69°46'39" W, A DISTANCE OF 169.59 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT;

SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 11°51'22", AN ARC LENGTH OF 103.46 FEET AND A CHORD BEARING: S 63°50'58" W, 103.28 FEET, TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT;

NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 77°58'43", AN ARC LENGTH OF 68.05 FEET AND A CHORD BEARING: N 83°05'22" W, 62.92 FEET, TO A POINT IN THE NORTHEASTERLY RIGHT OF WAY LINE OF OLD FREDERICKSBURG ROAD;

**THENCE**, ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF OLD FREDERICKSBURG ROAD THE FOLLOWING COURSES:

N 29°05'52" W, A DISTANCE OF 69.24 FEET TO A POINT;

N 29°20'00" W, A DISTANCE OF 375.00 FEET TO A POINT;

N 29°50'00" W, A DISTANCE OF 336.80 FEET TO A POINT;

N 29°25'52" W, A DISTANCE OF 355.46 FEET TO A POINT;

N 28°54'00" W, A DISTANCE OF 2,811.40 FEET TO A POINT;

N 28°38'00" W, A DISTANCE OF 656.17 FEET TO A POINT;

N 31°22'00" E, A DISTANCE OF 25.22 FEET TO THE POINT OF **BEGINNING**, CONTAINING AN AREA OF 317.296 ACRES OF LAND, MORE OR LESS.

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**FIELDNOTE DESCRIPTION OF TRACT II OF III  
CITY OF FAIR OAKS RANCH ETJ**

FOR A 4.729 ACRE (206,013 SQ. FT.) TRACT SITUATED IN BEXAR COUNTY, TEXAS; SAID 4.729 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING**, AT THE NORTHWEST CORNER OF LOT 25, PFEIFFER RANCH SUBDIVISION, RECORDED IN VOLUME 8000, PAGE 123, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS ON THE SOUTHERLY RIGHT OF WAY LINE OF FAIR OAKS PARKWAY AND MARKING THE NORTHEAST CORNER OF THIS TRACT;

**THENCE**, ALONG THE WESTERLY BOUNDARY LINES OF LOT 25 AND LOT 22 SAID PFEIFFER RANCH THE FOLLOWING COURSES:

S 36°49'31" E, A DISTANCE OF 256.53 FEET TO A POINT;

S 37°16'41" E, A DISTANCE OF 139.01 FEET TO A POINT;

~~S 37°34'29" E, A DISTANCE OF 252.58 FEET TO A POINT IN THE NORTHWESTERLY RIGHT OF WAY LINE OF LESLIE PFEIFFER DRIVE;~~

**THENCE**, ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF LESLIE PFEIFFER DRIVE THE FOLLOWING COURSES:

S 46°00'54" W, A DISTANCE OF 230.23 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT;

NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 98°30'22", AN ARC LENGTH OF 85.96 FEET AND A CHORD BEARING: N 84°53'00" W, 75.76 FEET, TO A POINT OF REVERSE CURVATURE IN A CURVE TO THE LEFT IN THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 10;

**THENCE**, NORTHWESTERLY, ALONG THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 10 AND THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 3,819.83 FEET, A CENTRAL ANGLE OF 8°42'42", AN ARC LENGTH OF 580.79 FEET AND A CHORD BEARING: N 39°44'38" W, 580.24 FEET, TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT AT THE CUTBACK FOR FAIR OAKS PARKWAY;

**THENCE**, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF FAIR OAKS PARKWAY THE FOLLOWING COURSES:

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NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 49.99 FEET, A CENTRAL ANGLE OF  $95^{\circ}10'54''$ , AN ARC LENGTH OF 83.05 FEET AND A CHORD BEARING: N  $3^{\circ}27'30''$  E, 73.83 FEET, TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT;

NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 154.07 FEET, A CENTRAL ANGLE OF  $18^{\circ}43'51''$ , AN ARC LENGTH OF 50.37 FEET AND A CHORD BEARING: N  $60^{\circ}24'44''$  E, 50.14 FEET, TO A POINT;

N  $69^{\circ}46'39''$  E, A DISTANCE OF 169.59 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT;

NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 1,806.45 FEET, A CENTRAL ANGLE OF  $1^{\circ}54'11''$ , AN ARC LENGTH OF 60.00 FEET AND A CHORD BEARING: N  $68^{\circ}49'34''$  E, 60.00 FEET, TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF 4.729 ACRES OF LAND, MORE OR LESS.

**FIELDNOTE DESCRIPTION OF TRACT III OF III  
CITY OF FAIR OAKS RANCH ETJ**

FOR A 4.108 ACRE (178,932 SQ. FT.) TRACT SITUATED IN BEXAR COUNTY, TEXAS; SAID 4.108 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING**, AT THE NORTHWEST CORNER OF LOT 21, PFEIFFER RANCH SUBDIVISION, RECORDED IN VOLUME 8000, PAGE 123, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF LESLIE PFEIFFER DRIVE AND MARKING THE NORTHERLY CORNER OF THIS TRACT;

**THENCE**, S  $54^{\circ}11'19''$  E, ALONG THE WESTERLY BOUNDARY LINE OF LOT 21 SAID PFEIFFER RANCH, A DISTANCE OF 413.65 FEET TO A POINT MARKING THE SOUTHERLY CORNER OF SAID LOT 21 AND EASTERLY CORNER OF THIS TRACT SITUATED IN THE NORTHWESTERLY BOUNDARY LINE OF THE WOODS SUBDIVISION UNIT 2, P.U.D., RECORDED IN VOLUME 9556, PAGE 157 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS;

**THENCE**, S  $33^{\circ}46'44''$  E, ALONG THE NORTHWESERLY BOUNDARY LINE OF SAID THE WOODS SUBDIVISIONN, A DISTANCE OF 500.00 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 10;

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2008 MAR 23 P 151

THENCE, ALONG THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 10 THE FOLLOWING COURSES:

N 30°41'47" W, A DISTANCE OF 324.85 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT;

NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 3,819.83 FEET, A CENTRAL ANGLE OF 2°24'56", AN ARC LENGTH OF 161.04 FEET AND A CHORD BEARING: N 31°46'36" W, 161.03 FEET, TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT IN THE SOUTHEASTERLY RIGHT OF WAY LINE OF LESLIE PFEIFFER DRIVE;

THENCE, ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF LESLIE PFEIFFER DRIVE THE FOLLOWING COURSES:

NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 79°03'43", AN ARC LENGTH OF 68.99 FEET AND A CHORD BEARING: N 06°39'16" E, 63.65 FEET, TO A POINT;

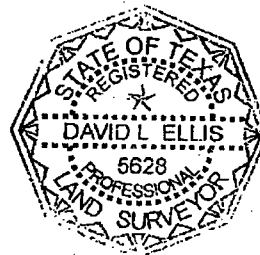
N 46°11'58" E, A DISTANCE OF 257.43 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 4.108 ACRES OF LAND, MORE OR LESS.

THE COMBINED AREA OF TRACTS I, II AND III IS 326.133 ACRES (14,206,348 Sq. Ft.) OF LAND, MORE OR LESS.

I, DAVID L. ELLIS, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED FROM A COMPILATION OF RECORD DATA TO THE BEST OF MY KNOWLEDGE AND ABILITY, AND IN NO WAY REPRESENTS AN ON THE GROUND SURVEY.

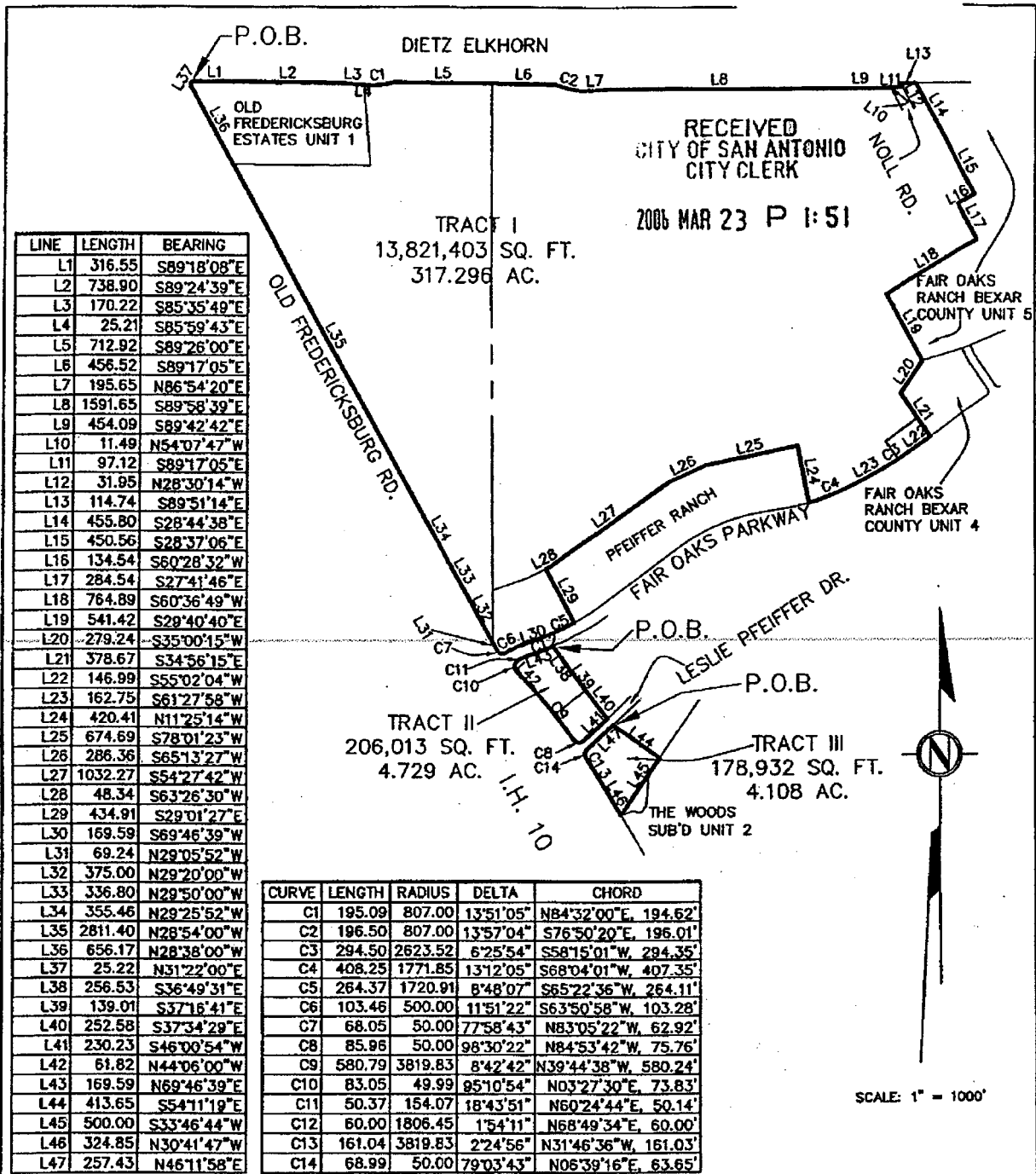
M&S ENGINEERING, LTD  
P.O. BOX 970  
SPRING BRANCH, TEXAS 78070

*David L. Ellis* 1/5/06  
DAVID L. ELLIS DATE  
R.P.L.S #5628 STATE OF TEXAS



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# Exhibit B



|                         |   |   |  |
|-------------------------|---|---|--|
| CITY OF FAIR OAKS RANCH | <b>M &amp; S</b><br><br><b>ENGINEERING, LTD.</b><br>ENGINEERS AND PLANNERS                                  |   | EXHIBIT<br>SKETCH TO ACCOMPANY<br>FIELDNOTES FOR FAIR<br>OAKS RANCH ETJ,<br>BEXAR COUNTY, TEXAS. |
|                         | MAIN OFFICE<br>P.O. BOX 970<br>SPRING BRANCH, TEXAS 78070<br>PHONE * (830) 228-5446<br>FAX * (830) 885-2170 | BRANCH OFFICE<br>P.O. BOX 391<br>McQUEENEY, TEXAS 78123<br>PHONE * (830) 560-3200<br>FAX * (830) 590-3203 |  |
| DATE: 1/3/06            | DRAWN BY: DLE   | FILE: I:\SURVEY\PROJECT\SCF0002ETJ  | PROJECT No. SCF0002  |